

# Wisconsin Celebrates Building Safety Week May 7-13, 2006



Codes, Design, Plan Review, Permits,  
Construction, Installation, Inspections



- All part of protecting the health and safety of  
people in Wisconsin -



- All part of supporting the value of our properties  
and quality of communities! -

Information to promote the value of safe and  
healthy Wisconsin buildings is online,  
[http://commerce.wi.gov/SB/SB-  
DivBuildingSafetyWeek2006.html](http://commerce.wi.gov/SB/SB-DivBuildingSafetyWeek2006.html)



## Wisconsin Construction Codes Report



[www.wisconsin.gov](http://www.wisconsin.gov)



Safety and Buildings Division, May, 2006

Manufactured Home Communities  
code, Comm 26, effective March 1

New laws involve contractor/  
consumer relationships,  
contractor continuing education,  
and plumbing without a license

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# Safe buildings supported by code officials

by J.B. Smith, S&B Commercial Buildings Program  
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Building Safety Week, May 7 - 13, 2006 is an opportunity to recognize the importance of making homes and buildings safe places where people can live, work, and play.

Building Safety Week also provides an opportunity to recognize the role code officials play in silently supporting safety within the built environment.

The theme of Building Safety Week 2006, "Building a Safer World Together," reflects the importance of getting everyone involved in the prevention of safety and health hazards.

Around the world, thousands of lives are lost and billions of dollars in damage occurs in places where people and property are not protected by the enforcement of safe building codes and standards.

We are fortunate in Wisconsin to have in place the professionals that together create the safe built environment that we have referred to since 1914 as "safe places."

The work of code officials behind the scenes

will be highlighted this year in Washington D.C. with an event honoring the silent defenders who have made significant contributions to improve public safety, health, and welfare. However, I

think whether someone is the recipient of an award in the nations capital or not, code officials should be proud of the safe places that exist because they silently do your job every day.

Sponsored by the International Code Council Foundation, Building Safety Week was first observed in 1980.

You can look to the ICC Web site, <http://www.icc-foundation.org/> for information to help the general public learn more about building safety. The Web site also includes links to resources that building safety and fire prevention professionals can use in educating communities about building safety throughout the year.



## A building regulatory system in Wisconsin supporting safety and health

by Henry Kosarzycki, S&B agent municipality liason,  
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Since 1911, Wisconsin has promoted health, safety, and welfare in our built environment. The then newly-created Industrial Commission would lead to the first state building code in the U.S. in 1914. Safety and health in public buildings, structures, and places of employment are addressed by laws and rules, which evolve with changes in technology, and business and social landscapes.



**Questions about license status or continuing education credits?** Check the S&B WebSite, <http://www.commerce.state.wi.us/SB/SB-CredentialStatusCheck.html>

Buildings are comprised of a number of components, which include mechanical, plumbing, and electrical systems, for example. Our daily lives in Wisconsin are affected by building codes and ordinances governing these components. The homes we live in, the buildings we visit and places we work are all regulated by rules established to promote a quality of life.

### Safe Buildings are a Team Effort

Safe and healthy buildings are addressed by a various individuals. An owner typically will work with an architect or engineer who will not only help the owner realize their project, but will also base the final design solution on the requirements of

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## New laws involve contractor - consumer relationships, contractor continuing education and plumbing without a license

Three new laws relative to the construction industry were passed by the legislature and signed by Governor Doyle in late March.

2005 Act 182 directs rules be developed for Safety and Buildings Division staff to directly assess forfeitures of up to \$2000 for plumbing without a license. Previously, orders could be written for the person found plumbing without a license to stop the work and that the work to be done by someone with a license. Penalties could not be assessed unless the person was prosecuted in court by legal officials, which rarely happened. See the text of the act online, <http://commerce.wi.gov/SBdocs/SB-CodeDev05Act182.pdf>.

Called the "Right to Cure" law, 2005 Act 201, creates a new process for attempting to settle any complaints consumers may have with a contractor concerning alleged defects in workmanship and materials. The consumer would need to notify the contractor of the supposed problem and allow for the contractor to evaluate the situation and respond. <http://commerce.wi.gov/SBdocs/SB-CodeDev05Act201.pdf>.

A third new law, 2005 Act 200, sets education requirements for people who want to pull one- and two-family dwelling building permits. Contractors who pull the permits currently need a Dwelling Contractor Financial Responsibility Certification from S&B. Beginning January 1, 2008 contractors must show proof of continuing education to the issuer of the building permits. An inspector issuing a permit when the education is needed, but not proved, would risk problems with their inspection certification. A contractor certification council will be created to advise on the education process and classes. <http://commerce.wi.gov/SBdocs/SB-CodeDev05Act200.pdf>.

Work on developing rules to enforce the laws can be followed online, <http://commerce.wi.gov/SB/SB-CodeDevelopment.html>. Signup for email notices: <http://commerce.wi.gov/SB/SB-DivEmailSignup.html>.

Safety and Buildings Division, Wisconsin Department of Commerce

## Manufactured home communities code, Comm 26, effective March 1

A new code, Comm 26, Manufactured Home Communities, went into effect March 1, 2006, combining the previous Comm 95, Manufactured Home Parks, and PSC 186, Water or Sewer Service in Mobile Home Parks. PSC 186 had been transferred to the Department of Commerce Safety and Buildings Division in 2001.

Street width and fire hydrant requirements are among aspects of the new code that are changed from previously, although the majority of the new is really consolidation of the earlier codes.

To see the adopted code draft with an analysis, visit the S&B code development WebSite, <http://commerce.wi.gov/SB/SB-CodeDevelopment.html#Comm95>. Current S&B codes, including Comm 26, are free online, <http://commerce.wi.gov/SB/SB-DivCodesListing.html>.

**Plumbing Q&A** is at <http://commerce.wi.gov/SB/SB-PlumbingDatabaseReport.html>

### S&B Contact List

The Safety and Buildings Division's current alphabetical telephone, fax, mailing address list is online. You can download and print a copy:

<http://commerce.wi.gov/SB/SB-DivContacts.html>



# Building Safety and Health System

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the building codes. The regulatory authority will look at the proposed project in terms of municipal plans and regulations. The building inspector will visit the construction site a number of times to inspect the progress against the plans, which were reviewed and conditionally approved by a plan examiner.

## The Role of Plan Review

One of the tools used in the promotion of safety in our built environment is plan review. We understand the value in considering a proposed project before capital is committed. One of the principal philosophies posed at schools of architecture challenges students with the question: whether form follows function? Recognizing that a majority of commercial projects are designed around that basic principal begins to further define the role of plan examination. Size and construction type, as well as specific use and performance criteria shape

safe buildings.

## Plan Review as the Foundation for Safety

The foundation of plan examination asks; “What is the proposed structure going to be used for?” and “What is the proposed structure going to be made out of?” On top of that foundation we have the building blocks of fire, egress, stability, access, and energy. These principals determine the direction the review process will take. Evaluation of materials and fire safety, capacities and the ability for occupants to exit in a timely manner, as well as the structural performance, are addressed during the review. Projects are evaluated with regard to access associated with the Americans With Disabilities Act, as well as energy consumption.

## Permits

Permits are issued by a local authorities after plans have been reviewed and conditionally approved for the project. Applicable local ordinances include zoning and other regulations not addressed by the Wisconsin Commercial Building Code.

## Fax or email various technical code questions to:

- Amusement Rides, Rope/Ski Tows .....	608-283-7419 .....	healthsafetech@commerce.state.wi.us
- Boilers and Pressure Vessels .....	608-283-7420 .....	sbboilertech@commerce.state.wi.us
- Building and Plumbing Products .....	608-283-7407 .....	producttech@commerce.state.wi.us
- Commercial Buildings, Comm 61-65 .....	608-283-7402 .....	bldgtech@commerce.state.wi.us
- Electrical .....	608-283-7418 .....	electrictech@commerce.state.wi.us
- Elevators .....	608-283-7411 .....	elevatortech@commerce.state.wi.us
- Fire Prevention Program Forms .....	608-283-7412 .....	fireforms@commerce.state.wi.us
- Fire Protection Systems .....	608-283-7405 .....	fireprotech@commerce.state.wi.us
- Gas Systems .....	608-283-7420 .....	sbboilertech@commerce.state.wi.us
- Licenses, Certifications, Registrations .....	608-283-7400 .....	madisoncred@commerce.state.wi.us
- Manufactured/Mobile Homes .....	608-283-7401 .....	manf-homes@commerce.state.wi.us
- National Fire Incident Reporting .....	608-283-7412 .....	NFIRS@commerce.state.wi.us
- One- and Two-Family Dwelling Code .....	608-283-7409 .....	udctech@commerce.state.wi.us
- Plan Submittal Questions .....	.....	planschedule@commerce.state.wi.us
- Plumbing, Cross Connection Control .....	608-283-7403 .....	plbgtech@commerce.state.wi.us
- Private Onsite Wastewater Treatment .....	608-283-7404 .....	powttech@commerce.state.wi.us
- Public Sector Employee Safety .....	608-283-7419 .....	healthsafetech@commerce.state.wi.us
- Public Swimming Pools .....	608-283-7406 .....	pooltech@commerce.state.wi.us
- Welding .....	608-283-7420 .....	sbboilertech@commerce.state.wi.us





## The Municipality as an Agent

In the early 1970's the Safety and Buildings Division began to recognize and delegate agent authority to local municipalities. Municipalities are delegated the authority to fulfill the state duties of plan examination and inspection, resulting in more immediate service to the citizens of those communities. Today, S&B recognizes over 160 agent municipalities. As with any project, from residential to commercial, early conversation with local and state regulators is a key to success. Pre-planning meetings, preliminary plan evaluation, and research of state, as well as local regulations, result in savings of both time and money.

Plan commissions, architectural review boards, and zoning boards are all tools for planning for growing population and related development needs. From new residential areas to commercial buildings and districts; health, safety, and welfare are built in by the system.

Maintaining and developing a regulatory model that meets the demands of our changing business landscape while promoting safe buildings and places of employment, will provide an environment of continued growth for residents and businesses in Wisconsin.



## Duct Photo?

I would greatly appreciate it if commercial building inspectors or other people in the industry would send me photos of duct, lighting, or HVAC installations that they find that are non-code compliant or just plain strange. I can use the photos for training presentations. - Randy Dahmen, S&B Commercial Buildings Plan Reviewer, randy.dahmen@wisconsin.gov, 608-266-3162, PO Box 2658, Madison, 53701.

## Plan Review Resources

**To schedule** a plan review appointment for commercial/multifamily buildings (only commercial buildings): <http://Commerce.wi.gov/SB/SB-DivPlanReview.html>

**To schedule** a plan review appointment for pools, elevators, or plumbing:

>Fax 24-hour toll-free number for

appointment scheduling, 877-840-9172

>Email: [planschedule@commerce.state.wi.us](mailto:planschedule@commerce.state.wi.us)

For application **forms**: On the S&B WebSite, <http://www.commerce.state.wi.us/SB/SB-DivForms.html>

Info about **next available** review appointment: <http://www.commerce.state.wi.us/SB/SB-DivDailyDoc.html>.

## Commercial Buildings Delegated Municipalities

Some municipalities in Wisconsin have authority to do building or fire protection plan review, inspections, and otherwise carry out code-related functions as delegates of the Department of Commerce. For further information, and a list of current delegated municipalities, see the S&B WebSite: <http://www.commerce.state.wi.us/SB/SB-CommercialBuildingsDelegatedMunicipalities.html>.

## Codes, Codes, Codes

S&B Administrative Codes, Code Purchasing, Code Projects, Code Councils are on the Internet: <http://www.commerce.state.wi.us/SB/SB-DivCodes.html>.

Purchase paper copies from state document sales, 800-362-7253, or 608-266-3358.

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To receive a monthly email notifying you when the WCCR is placed online, see: <http://www.commerce.state.wi.us/SB/SB-DivEmailSignup.html>. For past issues, go to: <http://www.commerce.state.wi.us/SB/SB-DivPublications.html>

**WCCR  
online**



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### Elevator Inspectors

David Holmes ..... Eau Claire ..... 715-828-5901  
Timothy Marty ..... Appleton ..... 920-428-9422  
James Pacala ..... Woodruff ..... 715-296-2906  
Jerry Rowell ..... Argyle ..... 608-225-2108  
Vertical Assesment .6 counties ..... 608-209-3585  
Dan Meneguín, Supv. ... Madison ..... 608-266-0056

### Fire Prevention Coordinators

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Sue Birren ..... Milwaukee ..... 414-294-4329  
Dave Bruflat ..... Couderay ..... 715-945-2995  
Carl Frisque ..... Green Bay ..... 920-434-4708  
Terry Nolen ..... Verona ..... 608-845-5375  
Robert DuPont, Supv. . Madison ..... 608-266-8984

\*See office listing for supervisors

## Other Telephone Contacts

Codes Sales ..... 800-362-7253  
Credentialing ..... 608-261-8500  
Elevators ..... Brian Rausch ..... 262-521-5444  
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Manufactured Dwellings .... Gary Ekes ..... 608-575-0967  
Mobile/Manufactured Homes ..... 608-264-9596  
Permits to Operate/Invoice Barb Lasek ..... 608-266-7548  
Refrigeration ..... Mike Verhagen .... 262-548-8617  
Structural Steel Welding .... Mike Verhagen .... 262-548-8617  
Teletypewriter (TTY) ..... 608-264-8777

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### Commercial Building Inspectors

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### Electrical Consultants

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### Industrial Hygienists

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James Markiewicz .....	Appleton .....	920-428-9423
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Tom Kasper, Supv. ....	Madison .....	608-267-7586

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